

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT FOUR (4), IN THE NORTHWEST BLOCK OF OUTLOT TWELVE (12), IN THE CITY AND COUNTY OF GALVESTON, TEXAS, SAID LOT 4 HAVING THE SAME DIMENSIONS AND OCCUPYING THE SAME RELATIVE POSITION AS A LOT OF SIMILAR NUMBER WOULD HAVE AND OCCUPY IN THE REGULAR FOURTEEN LOT BLOCKS OF SAID CITY, SITUATED NORTH OF AVENUE M AND EAST OF 29TH STREET, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/28/2018 and recorded in Document 2019004910 real property records of Galveston County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 04/07/2020

Time: 10:00 AM

Place: Galveston County, Texas at the following location: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TEXAS 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by 3415 AVENUE M LLC M LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$235,934.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. IRP FUND II TRUST 2A is the current mortgagee of the note and deed of trust and BSI FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is IRP FUND II TRUST 2A c/o BSI FINANCIAL SERVICES, 314 South Franklin Street, 2nd Floor, Titusville, PA 16354 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER, JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO, BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT OR WES WEBB, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



STEVE LEVA, SANDY DASIGENIS, LILLIAN POELKER,
JEFF LEVA, PATRICIA POSTON, MICHAEL ROSSIELLO,
BELINDA MCGAUGHY, CARL NIENDORFF, L. KELLER
MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL,
RAFAEL REBONG, ESTER GONZALES, JESSICA HOLT
OR WES WEBB
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am STEVE LEVA whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on FEB 27, 2020 I filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.



FILED

Instrument Number: *FILED2020000329*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 02/27/2020 12:28PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*